

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF SOCIETA CATTOLICA DI
SAN MARCO AS REDEVELOPER OF DISPOSITION
PARCELS C-2-39, C-2-40, and C-2-41 IN THE
DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown, Waterfront, Faneuil Hall Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Societa Cattolica di San Marco has expressed an interest in and submitted a satisfactory proposal for rehabilitation of the buildings in Parcel C-2-39, C-2-40 and C-2-41; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

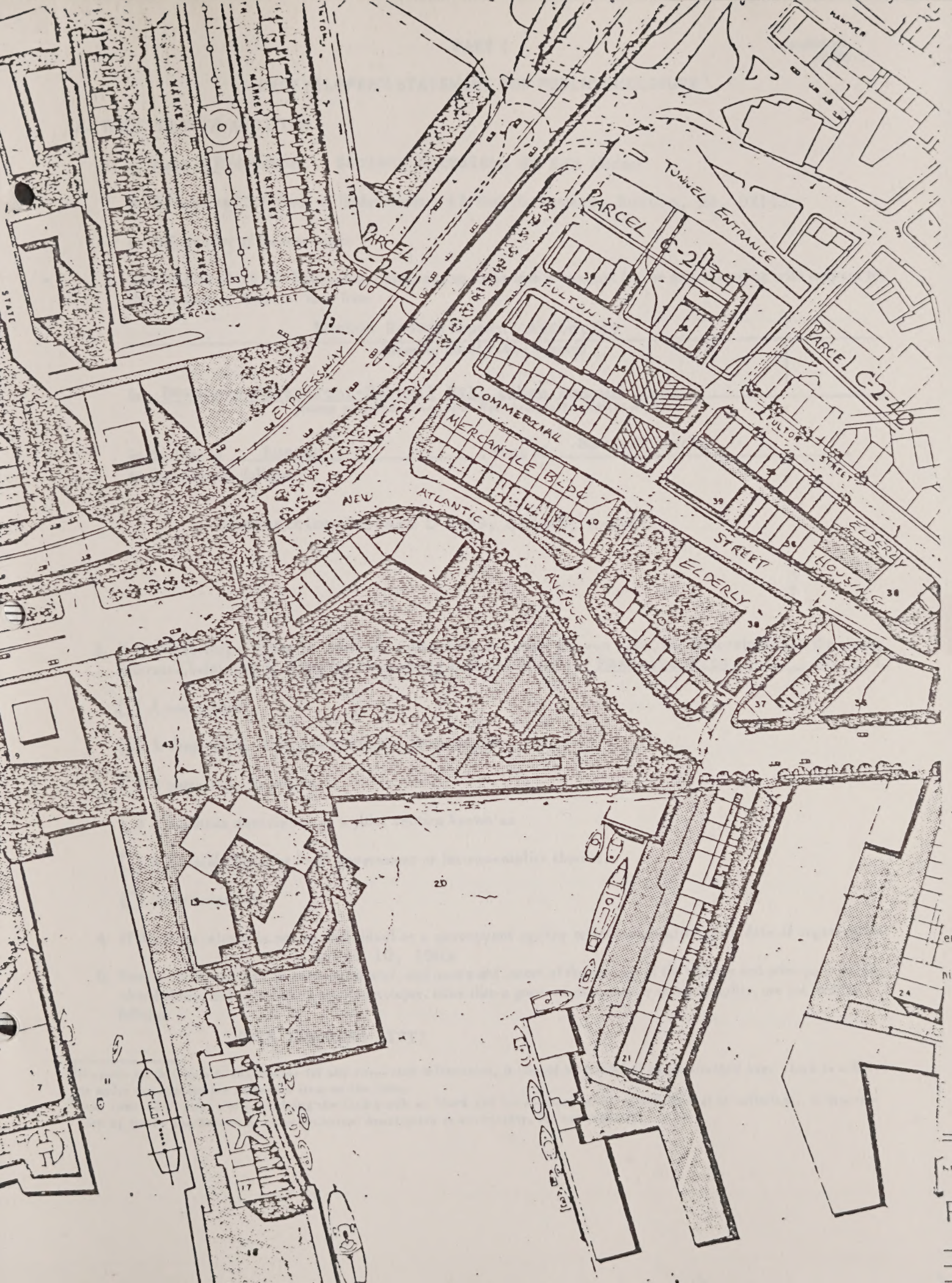
1. That Societa Cattolica di San Marco be and hereby is tentatively designated as the Redeveloper of Disposition Parcels C-2-39, C-2-40, and C-2-41 subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosure required by Title I of the Housing Act of 1949, as amended.
- c. Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) evidence of the availability of necessary equity funds; and
 - (ii) working drawings indicating the number and composition of the units for new construction; and
 - (iii) evidence of financing commitments from banks or other lending institutions; and
 - (iv) proposed development schedules.
 - (v) articles of organization and by-laws of a housing cooperative corporation.
 - (vi) a procedure for selecting and the selection of the shareholders of the cooperative.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for development.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Societa Cattolica di San Marco
- b. Address and ZIP Code of Redeveloper: 12 North Square, Boston, MA. 02113
- c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Downtown-Waterfront-Faneuil Hall Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Disposition Parcels C-2-39, C-2-40, C-2-41.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
April 10, 1903

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

(SEE ATTACHED LIST)

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

- ¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$ 1,125,000
- d. Cost per dwelling unit of any residential rehabilitation \$ 20,000-25,000

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
1-BR	-	20,000.00
2-BR	-	25,000.00

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

XXWe¹ Michael A. Termine and Armando Vignolo

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: May 22 1975

Dated: May 22-1975

Michael A. Termine
Signature

Armando Vignolo
Signature

President
Title

Treasurer
Title

119 Richmond St
Address and ZIP Code

45 Montclair Ave. W. R.
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

OFFICERS OF SOCIETA CATTOLICA di SAN MARCO

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Michael A. Termine	President	119 Richmond St., Boston, Mass.
Joseph Tassinari	Vice-President	16 Glen St., Somerville, Mass.
Armando Vignolo	Treasurer	65 Montclair St., W.Roxbury, Mass.
Luigi J. Visconti	Secretary	46 Lewis St., Boston, Mass.
Dom Campochiaro	Rec.Secretary	15 Cooper St., Boston, Mass.

MEMORANDUM

MAY 29, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77

3107

SUMMARY: This Memorandum recommends that the Authority tentatively designate Societa Cattolica di San Marco redeveloper of Disposition Parcels C-2-39, C-2-40, and C-2-41 in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area.

Some time ago the Authority advertised that proposals for residential rehabilitation of the following buildings would be accepted:

<u>Parcel No.</u>	<u>Address</u>
C-2-37	69-75 Fulton Street
C-2-39	81-89 Fulton Street
C-2-40	93-101 Fulton Street
C-2-41	114-124 Commercial Street

Mr. Gino Paulo has recently been tentatively designated developer of Parcel C-2-37.

Societa Cattolica di San Marco (St. Mark's Lay Society) is a religious society duly incorporated under the General Laws of Massachusetts. St. Mark's Lay Society of the North End has recently submitted a proposal to be redeveloper of Parcels C-2-39, C-2-40, and C-2-41. The Society intends to form a cooperative housing corporation which will rehabilitate the buildings into residential units and sell to prospective "home owners" or "cooperators" a number of shares of the corporation based on the value of the apartments they seek to occupy.

Through the cooperative device, a maximum number of people within the surrounding community will be able to participate in the redevelopment of the above parcels, as well as have ownership interests in the units represented by the shares they hold. The fact that many residents, as opposed to a single developer, would have financial and proprietary interests in the development would be an assurance that the community's needs and interests would be of primary importance, thereby preserving and benefiting the neighborhood. In addition, it is anticipated that applicants for properties on Commercial and Fulton Streets who were not previously selected as redevelopers will be afforded the opportunity to participate in the cooperative venture. Also, the procedure for selecting and the selection of the shareholders shall be subject to the Authority's approval.

It is therefore recommended that the Authority adopt a Resolution tentatively designating Societa Cattolica di San Marco as developer of Disposition Parcel C-2-39, C-2-40, C-2-41, subject to the Society presenting the Authority with final design plans, a financing program for the rehabilitation to be performed, and a housing cooperative corporation acceptable to the Authority within 90 days. By adopting the attached Resolution all previous proposals with reference to Parcels C-2-39, C-2-40, and C-2-41 are rejected.

An appropriate Resolution is attached.

Attachment